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Offers Over £180,000

Ellacombe Road,
Torquay, TQ1 3AT

An excellent opportunity to acquire this 1800s Grade II listed character 3/4 bed roomed property with the second ground floor reception room previously used as a bedroom (with scope to add an ensuite to this room) with its traditional stone front being ideally positioned within a convenient residential area of Torquay town centre and seafront. Offering versatile accommodation throughout, the property is well suited to first-time buyers, families and landlords, with a potential yield of 8%. The accommodation comprises two well-proportioned reception rooms, providing flexible spaces for both everyday living and entertaining. These rooms offer the potential to be utilised as a separate lounge, formal dining room or home office, depending on individual requirements. To the first floor, the property benefits from three bedrooms, offering comfortable accommodation, together with a family bathroom. Situated in a convenient location, the property enjoys easy access to the town centre and play park opposite. Transport links and nearby road networks provide convenient connections throughout Torquay and the surrounding areas. On-street permit parking is available. Early internal viewing is highly recommended to fully appreciate this property. CHAIN FREE.



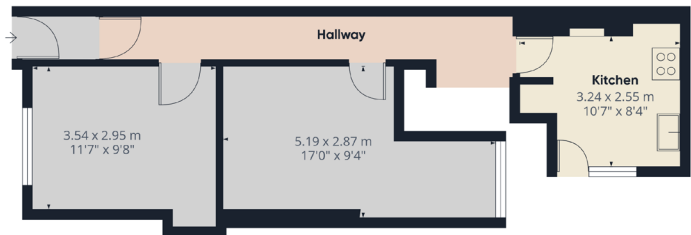
Terrace of 37 houses. Probably 1870s, following the opening up of the Ellacombe Valley by Sir Lawrence Palk for working men's dwellings. Designed by JW Rowell. Snecked local grey limestone rubble with brick dressings (now mostly rendered); slate roofs; stacks with brick shafts with corbelled cornices (now mostly rendered).

PLAN: A long terrace built overlooking Ellacombe Green, presented by Palk to the town in 1869, the date of his son's majority. Terrace arranged in pairs: single-depth blocks, one room wide, with front doors to the centre; end stacks. Each pair has a central rear service wing at right-angles, divided between the houses; some of these retain end stacks. The pairs alternate between those with small gables to the front and those with gabled dormers.

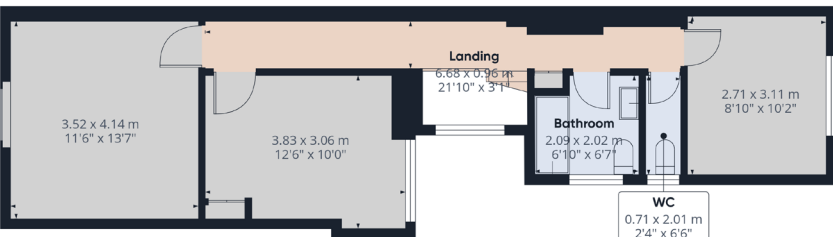


EXTERIOR: 2 storeys, some towards the bottom of the hill, with basements. The pairs alternate between those with small gables to the front and those with gabled dormers. Each house has steps up to a front door with a crank-headed fanlight. 3-light high-transomed adjacent ground-floor window, with brick quoins, also with a cranked arch; 2-light similar first-floor crank-headed window. There have been some alterations to windows and doors. The original front doors appear either to have been 4-panel or vertical boarding. Original windows are high transomed casements with planted chamfered mouldings; original chimney pots have plain glazed cylinders. No. 26 is a shop and may always have been one. Late C19/early C20 symmetrical shopfront with outer pilasters with incised Greek key decoration and a fascia with a cornice. Central recessed shop door, glazed with a low panel. Nos. 33, 35 and 35 have carved heads on key blocks.

INTERIOR: Not inspected but may retain features of interest. With the group in Princes Road (qv), these form part of an exceptionally well-planned and designed group of mid C19 workers' housing.



Floor 0



Address 'Ellacombe Road, Torquay, TQ1 3AT'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'